



County of San Diego  
Department of Planning and Land Use  
**BUILDING DIVISION**

**ACCESSIBILITY CORRECTION LIST**

Multifamily Housing

**1A**

**Code Applicability, Site Accessibility,  
and Exterior Routes of Travel**

**PLAN CHECK NUMBER:**

**OWNER:**

**CODE APPLICABILITY**

1. CBC Chapter 11A housing accessibility provisions apply to newly constructed "covered multifamily dwellings," which include any of the following:
  - ☐ Apartment buildings with 3 or more dwelling units (including timeshare apartments not considered places of public accommodation or transient lodging)
  - ☐ Condominiums with 4 or more dwelling units (including timeshare condominiums not considered places of public accommodation or transient lodging)
  - ☐ Lodging houses used as a residence with four or five guest rooms
  - ☐ Congregate residences
  - ☐ Dwellings with 3 or more efficiency dwelling units
  - ☐ Homeless shelters not otherwise subject to provisions of CBC Chapter 11B
  - ☐ Dormitories with 3 or more guest rooms
  - ☐ Timeshare dwellings with 3 or more units (not considered places of public accommodation or transient lodging)
  - ☐ Other Group R occupancies in covered multifamily dwellings regulated by Office of the State Fire Marshal per CBC 1.11  
*CBC 1101A.1 and CBC 1102A.1*
2. CBC Chapter 11A housing accessibility provisions also apply to any of the following:
  - ☐ Common-use areas serving newly constructed covered multifamily dwellings listed in item 1
  - ☐ New common-use areas serving existing covered multifamily dwellings listed in item 1
  - ☐ Additions to existing buildings, where the addition alone constitutes any of the covered multifamily dwellings listed in item 1  
*CBC 1101A.1*
3. CBC Chapter 11A housing accessibility provisions also apply when all of the following conditions are met:
  - ☐ Any portion of a building's exterior is preserved
  - ☐ Interior of building is removed, including all structural portions of floors and ceilings
  - ☐ Proposed building constitutes one of the covered multifamily dwellings listed in item 1  
*CBC 1101A.1*
4. CBC Chapter 11A housing accessibility provisions do not apply to the alteration, repair, rehabilitation, or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991.  
*CBC 1102A.2*
5. Any new or existing public-use areas, public accommodations, and commercial buildings are subject to provisions of CBC Chapter 11B and accessibility correction lists 1B through 15B as applicable.  
*CBC 1101A.1*

6. Specify if project involves public funding and note the applicable provisions per the following:
  - ☐ Local or state funds: CBC Chapter 11A provisions apply  
**Exception:** CBC 1134B and accessibility correction list 15B also apply to existing buildings
  - ☐ Federal funds: Please consult with local U.S. Department of Housing and Urban Development office as additional federal housing accessibility provisions may apply
  - ☐ Mixed funding sources: Accessibility provisions related to each funding source apply concurrently with most restrictive requirements governing  
*CBC 1102A*

**SCOPING**

7. All ground-floor dwelling units in a covered multifamily dwelling without an elevator shall comply with the following:
  - ☐ Accessibility/adaptability provisions of accessibility correction list 15A
  - ☐ Served by accessible route  
**Exception:** Buildings exempted by site impracticality tests per item 39  
**Exception:** Multistory dwelling units shall comply with item 8  
*CBC 1104A.1*
8. Where multistory dwelling units are proposed on the ground floor of an apartment/condominium covered multifamily dwelling without an elevator, a minimum 10% – but not fewer than one – of the ground-floor multistory dwelling units in such buildings on the site shall comply with the following:
  - ☐ Primary entry to dwelling unit on accessible route  
**Exception:** Buildings exempted by site impracticality tests per item 39
  - ☐ At least one powder room or bathroom per the following:
    - o Located on primary entry level
    - o Served by accessible route
    - o Complying with accessibility correction list 15A
  - ☐ All rooms and spaces located on primary entry level – including kitchens, powder rooms, bathrooms, living rooms, bedrooms, hallways – per the following:
    - o Served by accessible route
    - o Complying with accessibility correction list 15A
  - ☐ Any common-use spaces serving dwelling unit are accessible  
**Exception:** Carriage units as defined in CBC 1107A.3-C  
*CBC 1102A.3.1*
9. Where multistory dwelling units are proposed in a covered multifamily dwelling with one or more elevators, the story of any multistory dwelling unit served by a building elevator shall be considered a primary entry level and comply with the following:
  - ☐ At least one powder room or bathroom located on primary entry level
  - ☐ All rooms and spaces located on primary entry level shall be served by an accessible route and comply with accessibility correction list 15A  
*CBC 1102A.3.2*

**THIS DOCUMENT IS FOR PLAN REVIEW ONLY.  
CORRECTION LIST ITEMS MAY NOT BE REPRODUCED OR COPIED ON PLANS.  
PROVIDE COMPLETE DETAILS, DIMENSIONS, AND NOTES TO SATISFY CORRECTION ITEMS.**

**5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123 • (858) 565-5920 • (888) 336-7553**

**[HTTP://WWW.SDCDPLU.ORG](http://www.sdcdplu.org)**

10. Where the first floor containing dwelling units in a covered multifamily dwelling is above grade, that floor shall be considered a ground floor and comply with the following:
- ☐ All dwelling units on that floor served by an accessible route
  - ☐ All dwelling units on that floor considered covered multifamily dwelling units and subject to provisions of item 7, 8, or 9 as applicable
- Exception:** Carriage units as defined in CBC 1107A.3-C  
*CBC 1104A.2*

11. Where an elevator in a covered multifamily dwelling serves as means of access to dwelling units on floors other than the ground floor, the covered multifamily dwelling shall comply with the following:
- ☐ Elevators shall provide access to all dwelling units in building
  - ☐ All dwelling units in building subject to provisions of item 7 or 9 as applicable
- Exception:** In buildings with an elevator provided solely to access dwelling units on a ground floor – e.g., to meet provisions of item 10 – only dwelling units on the ground floor need be served by accessible route and comply with provisions of item 7, 8, or 9 as applicable  
*CBC 1106A.1(2)*

12. Where an elevated walkway with maximum 1:10 slope (10% gradient) proposed between covered multifamily dwelling entrance and vehicular or pedestrian arrival point, floor served by walkway shall be considered a ground floor and comply with the following:
- ☐ All dwelling units on that floor subject to provisions of item 7, 8, or 9 as applicable
  - ☐ Elevated walkway shall comply with accessible route provisions of item 20 or pedestrian ramp provisions of accessibility correction list 4A  
*CBC 1106A.1(3)*

13. Regardless of site impracticality, where an elevator connects parking area with dwelling units on ground floor, the ground floor shall be served by an accessible entrance on an accessible route and comply with the following:
- ☐ All dwelling units on ground floor shall comply with accessibility/adaptability provisions of accessibility correction list 15A
  - ☐ At least one of each type of common-use area on ground floor shall be accessible  
*CBC 1106A.1(1)*

#### SITE ACCESSIBILITY

14. Identify on site accessibility plan location of the following elements as provided and distinguishing between accessible and inaccessible elements and new and existing elements:
- ☐ Covered multifamily dwellings
  - ☐ Dwelling units meeting scoping provisions of items 7 through 13 as applicable
  - ☐ Common-use facilities
  - ☐ Public-use facilities
  - ☐ Parking spaces
  - ☐ Passenger loading zones
  - ☐ Public transportation stops
  - ☐ Walks and sidewalks
  - ☐ Curb ramps
  - ☐ Exterior pedestrian ramps
  - ☐ Exterior stairways
  - ☐ Exterior drinking fountains
  - ☐ Exterior public telephones
  - ☐ Elevators or platform/wheelchair lifts serving exterior routes  
*CBC 1110A.1*

15. Using ■■■■■■ or equivalent symbol, identify on site accessibility plan the following accessible routes of travel serving covered multifamily dwellings and associated public- and common-use facilities:
- ☐ Between all exterior ground-floor exits and the public way
  - ☐ Between accessible parking facilities and entrances of buildings/dwellings served
  - ☐ Between public streets or sidewalks and entrances
  - ☐ Between public transportation stops and entrances
  - ☐ Between covered multifamily dwellings on the same site
  - ☐ Between covered multifamily dwellings and public- and/or common-use facilities/spaces on the same site
- Exception:** If slope of finished grade between covered multifamily dwelling units and a public- or common-use facility exceeds 1:12 (8.3% gradient) or where other physical barriers outside of owner's control prevent installation of an accessible route, access by vehicular route may be provided given both of the following:
- o Accessible parking provided on accessible route for minimum 2% of covered multifamily dwelling units
  - o Site provisions such as accessible parking and curb ramps provided at public- or common-use facility  
*CBC 1110A.1, CBC 1117A.2, and CBC 1117A.4*

16. Accessible routes shall be the most practical route and shall coincide – the maximum extent feasible – with routes for the general public and building residents.  
*CBC 1110A.1*
17. If more than one route of travel is provided, all routes shall be accessible.  
*CBC 1110A.1(1)*

#### EXTERIOR ROUTES OF TRAVEL

18. Dimension minimum 48-inch-wide walks and sidewalks.  
**Exception:** Minimum 36-inch width acceptable for walk serving individual dwelling unit provided adequate maneuvering clearances provided at doors per accessibility correction list 6A  
**Exception:** Minimum 36-inch clear width acceptable at sidewalk right-of-way obstructions per CBC Figure 11A-5A(a)  
*CBC 1113A.1.1*
19. Specify on site accessibility plan running slope of each walk and sidewalk.  
*CBC 1113A.3*
20. Specify on site accessibility plan spot elevations at each walk and sidewalk to verify running slopes indicated per item 19 do not exceed 1:20 (5% gradient) unless pedestrian ramp provided per accessibility correction list 4A.  
*CBC 1113A.3*
21. Specify on site accessibility plan maximum 1:48 cross slope (2.1% gradient) of each walk and sidewalk.  
**Exception:** If building official determines local conditions would create an unreasonable hardship, cross slope may be increased to maximum 1:24 (4.2% gradient) for maximum 20-foot distance  
*CBC 1113A.1.3*
22. Specify continuous common surface material complying with the following for each accessible walk and sidewalk:
- ☐ Surface with slope less than 6% gradient shall have slip resistance equivalent to medium salted finish
  - ☐ Surface with slope 6% gradient or greater shall be slip-resistant  
*CBC 1113A.1.2*
23. For walks or sidewalks with continuous gradients, dimension minimum 5-foot-long level areas at maximum 400-foot intervals.  
*CBC 1133B.7.6*
24. Identify on site accessibility plan and dimension any abrupt changes in level greater than ¼ inch on walks or sidewalks.  
*CBC 1111A.1*

25. For abrupt changes in level between ¼ inch and ½ inch on walks or sidewalks, detail maximum 1:2 beveled slope (50% gradient) per CBC Figure 11A-1C(d).  
*CBC 1111A.2*
26. For abrupt changes in level greater than ½ inch on walks or sidewalks, provide pedestrian ramp per accessibility correction list 4A.  
**Exception:** Changes in level served by curb ramps shall meet requirements of accessibility correction list 3A
27. Stairs located along or adjacent to an accessible route shall comply with requirements of accessibility correction list 7A.  
*CBC 1111A.1*
28. Identify on site accessibility plan any grates located on walks or sidewalks and detail maximum ½-inch grid openings in direction of traffic flow.  
*CBC 1113A.6*
29. For walks or sidewalks encountering doors or gates, dimension level areas complying with the following:
- ☐ Minimum 60-inches wide by 60-inches deep at doors or gates swinging toward walk or sidewalk with minimum 24-inch clearance extending beyond latch side of door or gate
  - ☐ Minimum 48-inches wide by 44-inches deep at doors or gates swinging away from walk or sidewalk
- CBC 1113A.4*

## HAZARDS

30. Identify on site accessibility plan and dimension any vertical drops adjacent to walks or sidewalks.  
*CBC 1116A.1*
31. At any walk or sidewalk with adjacent vertical drop exceeding 4 inches, detail minimum 6-inch-high warning curb.  
**Exception:** Vertical drops due to curbs between sidewalks and vehicular ways  
**Exception:** Where handrail or guardrail provided with guide rail minimum 2 inches and maximum 4 inches above walk/sidewalk surface  
*CBC 1116A.1*
32. At any walk or sidewalk with adjacent vertical drop exceeding 30 inches, detail minimum 42-inch-high guardrail with openings not allowing passage of 4-inch-diameter sphere.  
**Exception:** Openings not allowing passage of 4 3/8-inch-diameter sphere allowed in portions of guard 36 inches to 42 inches high  
*CBC 1013.1 and CBC 1013.2*
33. Identify on site accessibility plan any obstructions overhanging pedestrian ways and dimension vertical clearance complying with the following:
- ☐ Minimum 84 inches per CBC Figure 11A-1B where part of required egress path  
**Exception:** Minimum 80 inches acceptable at doorways and arches maximum 24 inches deep
  - ☐ Minimum 80 inches for other pedestrian ways
- CBC 1116A.2*
34. Where pedestrian ways adjoin areas with less than 80-inch vertical clearance – e.g., open areas beneath stairs – detail cane-detectable barrier at maximum 27 inches above walking surface.  
*CBC 1116A.2*
35. Specify rounded corners with minimum 1/8-inch radius of curvature for any sign projecting from a post and with bottom edge less than 80 inches above walking surface  
*CBC 1116A.4*

## SIGNAGE

36. Identify on site accessibility plan location of each exterior directional and informational sign and coordinate with signage schedule and/or details indicating the following:
- ☐ Sign dimensions
  - ☐ Character and symbol dimensions
  - ☐ Character, symbol, and background colors
  - ☐ Sign placement (e.g., post-mounted, wall-mounted)
  - ☐ Horizontal/vertical clearance dimensions from pedestrian ways
- CBC 1143A.1*
37. Specify on signage schedule and/or details any exterior directional and informational signs complying with the following:
- ☐ Characters, symbols, and background with non-glare finish
  - ☐ Colors of characters and symbols contrasting with background, either light on dark background or dark on light background
  - ☐ Character width-to-height ratio between 3:5 and 1:1 and stroke width-to-height ratio between 1:5 and 1:10
  - ☐ Characters sized according to viewing distance from which they are to be read, with minimum character height measured using an uppercase "X."
  - ☐ Minimum 3-inch character height on signs more than 80 inches above ground
- CBC 1143A.3*
38. At each major junction where an accessible route diverges from main circulation path, provide sign displaying International Symbol of Accessibility per CBC Figure 11A-1A(b) and indicating direction to accessible routes, entrances, and/or facilities.  
*CBC 1110A.2*

## SITE IMPRACTICALITY

39. Where proposed on sites with difficult terrain conditions or unusual characteristics, covered multifamily dwellings in buildings without an elevator may employ site impracticality tests per item 40 or 42 to determine accessibility/adaptability requirements.  
**Exception:** Where a building elevator is provided only as a means of creating an accessible route to covered multifamily dwelling units on a ground floor, the building is not considered an elevator building and accessibility/adaptability requirements would apply only to ground-floor dwelling units  
*CBC 1150A.1*
40. For a site with a single building having one common (lobby) entrance, provide dimensions and spot elevations on site accessibility plan demonstrating the site passes one of the following tests:
- ☐ Individual building test (all conditions must be satisfied):
    - o Slopes of undisturbed site measured between planned entrance and all vehicular or pedestrian arrival points within 50 feet of planned entrance exceed 15%
    - o Slopes of planned finished grade measured between planned entrance and all vehicular or pedestrian arrival points within 50 feet of planned entrance exceed 15%  
**Exception:** If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slopes of undisturbed and finished grade shall be measured from the closest vehicular or pedestrian arrival point and the planned entrance
  - ☐ Unusual characteristics test (all conditions must be satisfied):
    - o Applies only to sites in state or federally designated floodplain or coastal high-hazard areas or sites subject to other similar requirements of law or code requiring design of lowest floor or lowest structural member of lowest floor at level at or above base flood elevation
    - o Original site characteristics result in difference in finished grade elevation exceeding 30 inches and slope exceeding 10% measured between planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance  
**Exception:** If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slope of finished grade shall be measured from the closest vehicular or pedestrian arrival point and the planned entrance
- CBC 1150A.1*

41. If a site passes one of the impracticability tests of item 40, the following accessibility/ adaptability provisions may be applied:
- ☐ Accessible route not required to common (lobby) entrance
  - ☐ Minimum 20% of ground-floor dwelling units shall comply with accessibility/adaptability provisions of accessibility correction list 15A
  - ☐ All remaining ground-floor dwelling units shall comply with item 44

*CBC 1150A.1*

42. For site with multiple buildings or site with single building having multiple entrances, provide site terrain analysis per the following:
- ☐ Calculates percentage of buildable area of undisturbed site with natural grade less than 1:10 slope (10% gradient)
  - ☐ Employs topographic survey with 2-foot contour intervals and slope measured between successive intervals
  - ☐ Certified by a licensed engineer, architect, landscape architect, or surveyor

*CBC 1150A.1*

43. If site terrain analysis is provided per item 42, the following accessibility/adaptability provisions may be applied:
- ☐ The following number ground-floor units – minimum 20% of total ground-floor units on site – shall be on an accessible route and comply with accessibility/adaptability provisions of accessibility correction list 15A:
    - ☐ Percentage of units equaling percentage of total buildable area of undisturbed site with natural grade less than 1:10 slope (10% gradient) per site terrain analysis
    - ☐ All additional ground floor units in a building – or served by a particular entrance – falling within a 8.33% slope between their planned entrances and an arrival point
  - ☐ All remaining ground-floor dwelling units shall comply with item 44

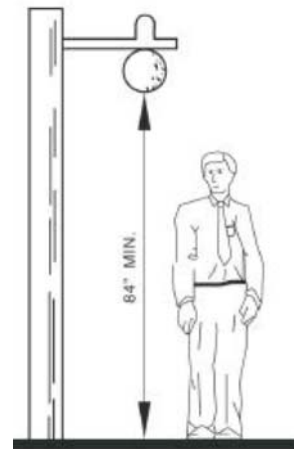
*CBC 1150A.1*

44. Beyond the accessibility/adaptability provisions of items 41 and 43, all other ground-floor dwelling units on sites meeting impracticability criteria shall comply with the following provisions on accessibility correction list 15A:
- ☐ Grab bar reinforcement
  - ☐ Minimum 32-inch clear width at interior doors
  - ☐ Lever hardware
  - ☐ Door signal devices
  - ☐ Complying clear space at doors
  - ☐ Minimum 15-inch water closet seat height
  - ☐ Electrical receptacle outlet height
  - ☐ Lighting and environmental control height
  - ☐ Faucet controls
  - ☐ Minimum space requirements at water closets, bathtubs, and lavatories
  - ☐ Removable cabinets under kitchen sink counter

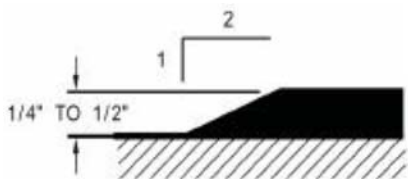
*CBC 1150A.2*



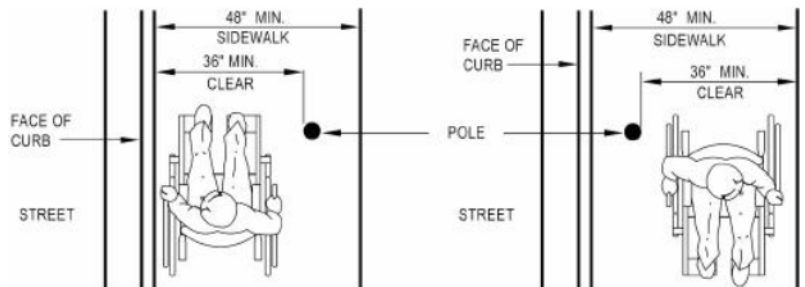
**CBC FIGURE 11A-1A(b) –  
INTERNATIONAL SYMBOL OF ACCESSIBILITY  
(WHITE FIGURE ON BLUE BACKGROUND EQUAL TO  
COLOR NO. 15090 IN FEDERAL STANDARD 595B)**



**CBC FIGURE 11A-1B – OVERHANGING OBSTRUCTION**



**CBC FIGURE 11A-1C(d) – CHANGES IN LEVEL**



**CBC FIGURE 11A-5A(a) – RIGHT-OF-WAY SIDEWALK OBSTRUCTIONS**

**THESE FIGURES ARE FOR ILLUSTRATIVE PURPOSES ONLY.  
THEY ARE NOT INTENDED FOR REPRODUCTION AS PLAN DETAILS.  
IF CONFLICTS EXIST BETWEEN THESE FIGURES AND THE TEXT  
OF THE CALIFORNIA BUILDING CODE, THE CODE TEXT SHALL GOVERN.**